

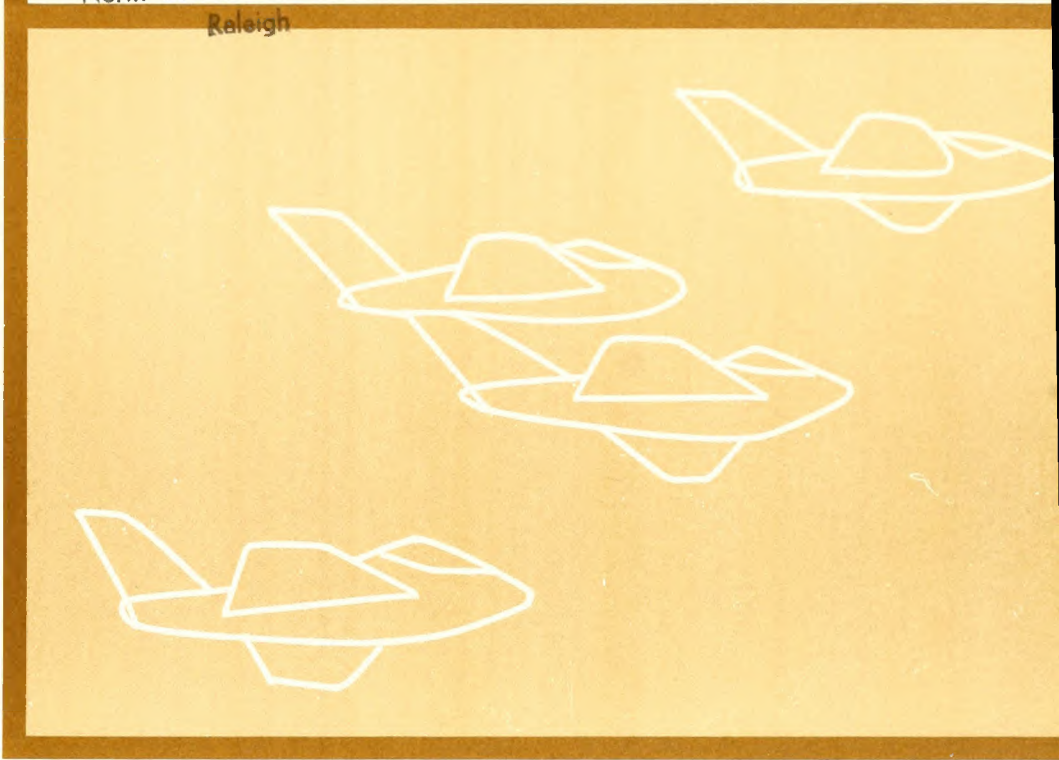
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DEVELOPMENT PLAN

HAVELOCK, NORTH CAROLINA

1964
DCP



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DEVELOPMENT PLAN

HAVELOCK, NORTH CAROLINA

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1964
DCP

Prepared for Havelock, North Carolina

George W. Griffin, Mayor

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INTRODUCTION

Planning is the process of setting about to achieve desired objectives. It involves taking stock of the existing situation, putting all pertinent information in a logical order, arriving at a decision, making arrangements for the future, overcoming obstacles, and taking appropriate action. When a person has a clear picture of his objectives, and easy means of achieving them, planning is little more than getting everything straight in the mind. But, if either of these aspects of planning becomes complicated or clouded, it is necessary to take the time to break the intricacy down into understandable facets and make sense out of them.

Since the life of a town is by nature complex, planning its future requires a maximum of care in study and organization. General objectives

are reasonably clear: the town is to be a better place in which to live. How to achieve this is less clear. The method of study employed is the preparation of this report has been:

1. Survey, to discover all pertinent information about the Town of Havelock.
2. Analysis, to derive the meaning for the future of that which exists today.
3. Formulation of specific goals which must be achieved for the future.
4. Demonstration of how these goals can be realized.
5. Recommended action needed to achieve these goals.

SURVEY AND ANALYSIS

In 1962 a survey of Havelock's existing land use was made by the Division of Community Planning. This material was analyzed and presented in a report entitled "Land Analysis and Sketch Plan". From this information and from the indications of general community desires expressed by representatives of the town, key problems were brought to light. It was determined that, if a better place to live could be achieved by planning for it, Havelock's community life needed to be subjected to examination. To make this examination simpler, the community life was broken down into several categories, namely the portions of life devoted to work, to trade, to making a home, to play, and to improving the mind.

Work. Havelock is too dependent upon one source of work, Cherry Point Marine Air Station. If the base were to be abandoned for any reason, Havelock would become a ghost town. Due

to this possibility--unlikely as it may be--faith in the community and willingness to invest in it is not as strong as it should be. Fortunately, there is a trend toward strengthening of confidence in the permanence of the Air Station. This is reflected in the continual improvement in the quality of new structures built in the town. However, the incidence of marginal and low-investment business enterprises is high, typical of a town which is dependent upon an insecure economic foundation.

The possibilities of expanding work opportunities in Havelock are great. The air base itself is a large consumer of marketed goods, including food, clothing, furniture and paper products--all of which North Carolina supplies in great abundance. Many of these goods are purchased in bulk quantity by the Defense Department, received at supply

depots removed from their final destinations, and shipped by military transport to the various bases. But some products are shipped by common carrier directly from the producer to the base. It stands to reason that, if a supplier of products to the federal government could be induced to set up branch operations in Havelock using raw materials abundant in the area, cost of providing these products at Cherry Point and Camp LeJeune could be reduced.

A second possibility centers about a skilled-labor potential not found in many parts of eastern North Carolina. Technically trained and highly skilled Marines are retiring from the service every day. Most World War II veterans who decided upon a military career completed twenty years of service during the last four years. Many made their homes in Havelock. They are still young men. Industries which could use this kind

of available labor would find Havelock of great interest to them. Likewise, men having knowledge of aircraft, machinery, electronics, radar, etc., and having assured income and free time could find many rewards in organizing new, "home-grown" industries.

Both of these possibilities depend at the outset upon Cherry Point. However, if either should develop, the market of the former would expand to include market areas in New Bern, Kinston, Morehead City and Jacksonville, as would the labor supply of the latter. The result would be a broadening of Havelock's economy.

Trade. Havelock has two centers of trade in its vicinity. The Base Exchange and Commissary provide cash-and-carry merchandise for those who are privileged to use the facilities. The Slocum Village-Trader shopping center provides merchandise on a cash and credit basis for civilians as well

as military personnel.

The variety of goods available at Slocum Village is surprising. A population of 2,433 could not demand this kind of shopping service. People living outside of Havelock, namely at the Air Station, must, therefore, have caused the development of this center. This, too, is surprising inasmuch as the Base Exchange is exempt from sales taxes and offers goods at slightly lower prices than does the average private merchandiser. The inference must be that Slocum Village is more convenient to some people, offers greater variety than the Base Exchange, and can draw a considerable number of customers away from the Air Station by extending credit to them.

Havelock, as a recent town, has the advantage of having its major shopping in an area that was planned after the automobile had become the

principal means of transportation in America. In all of its shopping facilities parking is adequate and convenient. The development of Slocum Village as the principal shopping center was natural and, perhaps, inevitable. The shopping facility on Roosevelt Boulevard had no room in which to expand. The small lots lining Highway 70 on the south end of town had insufficient depth for any great collection of stores. All other off-highway locations were inconvenient for the users.

A good lesson can be learned from this period of development. Unless space is reserved for expansion of the Slocum Village center, it will be rivaled in the future by another shopping facility and will suffer from it. Havelock, as a town, seated amid a Township population of 18,053, can compete with New Bern* for commercial leadership of the southern sector of Craven County

*New Bern: three township area, 27,576

and with Morehead City* for markets in Carteret County. But this cannot be done with scattered shopping facilities. Only with a large, single commercial attraction having modern and convenient facilities can Havelock hope to challenge the less up-to-date, but more well-established, commercial centers of its neighboring cities.

Making a home. Havelock typifies postwar suburban development in America. Permanent housing is largely in single-family structures placed on spacious homesites. The overall atmosphere achieved is one of neighborliness without crowding.

The arrangement of homes, even though it may be the American standard, has certain drawbacks. The custom of closing off back yards is one. The result of this practice is that the

fronts of houses are the only spaces large enough and open enough for throwing a football or riding a bicycle and the only places conducive to mutual use by neighborhood children. Therefore, if a child wants to play with other children on the block, he is forced to play where the street is.

Another drawback of the arrangement is the rather formidable cost of serving spread-out, suburban type homes with urban facilities, such as water, sewer, streets and street lighting. Similarly, getting to and from community services which cannot be brought to the home, such as schools, parks, and shopping, becomes inconvenient.

These disadvantages become almost insignificant when compared to other living accommodations in Havelock. In addition to permanent housing, the town harbors a large proportion of

*Morehead City: two township area, 16,200

mobile homes. Living conditions in all but one or two of Havelock's mobile home parks are quite the opposite of its residential subdivisions. Homes are crowded together, there are no lawns, children play in dirt roads, and little pride is taken in the upkeep of the premises.

Generally, then, Havelock cannot be considered a completely pleasant place for making a home except when an individual wishes to own the land on which he lives. For those who are in the service, there is good rental housing on the base. However, for those who do not wish to be burdened with buying a home, who cannot obtain on-base housing or who own a mobile home and cannot get a space in one of the better mobile home parks, the atmosphere for home-making is undesirable.

Play. The Air Station provides

more recreational facilities for its people than do most towns similarly populated. The reason for this is that there are a lot of single men on the base, and the government wants to keep them out of trouble. Yet, the type of recreation provided cannot be said to captivate the majority of young Marines when they have money to spend. So, the effect is paradoxical: service families come aboard the station for the movies, swimming, or an evening at the club, while the barracked Marines go into New Bern to have a good time.

The first implication of this circumstance is that the base cannot satisfy fully a barracked service-man's desire for recreation. How else can one explain the success of movie theaters in Havelock which charge three times as much as those on the base, when other towns the size of Havelock closed their theaters years ago? Part of the essential recreational need of the serviceman

who lives away from his family at a military installation is to get away from the base periodically.

The second implication is that Havelock does not, perhaps cannot, provide sufficient recreation to keep the young Marines near the base. The third implication is that too many people in Havelock have access to the Cherry Point recreational facilities to cause any great need for parks, swimming pools or gymnasiums in the town itself. The one exception to this is a need for a meeting place for teenagers that is separate from those used by enlisted men.

Improving the mind. Once again dependency upon Cherry Point provides Havelock with better facilities for improving the mind than most towns its size. The schools and school facilities are excellent. Television

reception is adequate, the town has its own newspaper, and there are numerous churches. The higher educational attainment level of people living in Havelock area could produce even greater outlets for cultural appreciation and expression.

One possibility for improving educational and cultural opportunities would be through location of a higher-education facility in the area. Several factors cast a favorable aspect upon the possibility: The nearest college is in Kinston--52 miles away. The presence of extension units of East Carolina College in Jacksonville and Havelock indicates a beginning for a locally based institution. Havelock is centrally located to Jacksonville, Morehead City and New Bern. An unfavorable aspect is that both Morehead City and Jacksonville have attempted to lay the groundwork for a community college

in each location with little success to date. But the potential of a small college in the vicinity is worth investigating.

attracting them to the good things that are Havelock's, correcting the bad, and furnishing them with a means of livelihood.

In summary, perhaps it can be said that what the community life of Havelock lacks most is variety. This is typical of smaller towns. It is particularly typical of towns where practically everyone works at the same place, such as in mill towns and small communities near military bases. In the case of the latter monotony is accentuated by the tedious sameness and uniformity of military life.

Unfortunately there is practically nothing that can be done in Havelock to overcome its lack of variety except to develop new interests over a long period of years. In short, this means bringing in people with varied backgrounds by

FORMULATION OF GOALS

From the foregoing appraisal of community life in Havelock it is possible to formulate specific goals worthy of pursuit. For a beginning, the following appear to be of primary importance:

Attraction or creation of private industries in Havelock to provide greater variety of work.

Reservation of sufficient land for expansion of Havelock's commercial center.

Provision of better and more interesting homesites for existing mobile homes and for future homes of all types.

Provision of a greater variety of off-station recreational facilities for servicemen and a meeting place for teenagers.

Attraction of a college facility in the Havelock vicinity.



REALIZATION OF GOALS

Attraction and creation of private industries. For industry to prosper in any community, it must have a market, a supply of labor, a good location, good transportation, power and water, room for expansion and good housing for its employees. All of these things Havelock can provide except water and a location. Since the town is already working on providing public water, half of that problem is solved. Havelock, therefore, is almost ready to provide industry with actual, available sites.

The best location for industry in Havelock proper is the large, undeveloped space beneath the approach to the Cherry Point landing strip. This area is bounded on two sides by rail and on the other two by creeks,

thus isolating it from the residential sections of the town. Jet fighters fly low over the land making it unsuitable for residential use. Minor industrial noises that might occur within the area would be nothing compared to the noise of aircraft there. The land is close to a good highway, and trucks can obtain access to the highway without traveling through residential areas.

The illustration on the opposite page shows how this site could be developed to yield industrial sites of approximately nine acres each. Twelve sites with railroad trackage can be laid out initially simply through provision of a road with utilities in it. The remainder of the property can be developed by extending the new road, abandoning the old one and providing



a railroad spur, if it should be needed.

Reservation of sufficient land for expansion of Havelock's commercial center. Reservation of land for expansion of Havelock's main shopping area is relatively easily accomplished. Owners of land in the large triangle of which Slocum Village Shopping Center is a part have merely to be appraised of the potential of their property for regional commerce. The only problem likely to be encountered is impatience. Holding the land with little or no income from it until the most propitious time to develop it is not always to an individual's immediate advantage. But premature development

of a lesser nature is neither to the individual's fullest advantage nor to the community's.

At left this area is illustrated as it could be developed in years to come, a commercial center for the Carteret and South Craven County region. Parking is ample and convenient to all stores. Space is devoted to both retail and office use. The arrangement satisfies the needs of twentieth century trade in a realistic, functional, but aesthetically pleasing manner.

Provision of better and more interesting homesites for permanent dwellings. As further developments in permanent housing take place in the Havelock area, it would be well for subdividers to

reappraise the function of the neighborhood they create. What is the street for? Where will children play? How will they get to school? Where will the housewife shop? How will she get there? If the needs which these questions point out are satisfied, the neighborhood designed will be a better place in which to live and, consequently, will help produce a better community. (And, incidentally, the houses built in the neighborhood will sell better.)

On the opposite page, an area on the northeast side of Havelock has been laid out in residential lots to illustrate how one simple device can make a major difference in the livability of a neighborhood. Below, one block of this neighborhood has been enlarged to show the arrangement in greater detail. The device is the building set-back. It is applied in a conventional manner in conventionally arranged half-acre lots, the kind of



14.

Back yard set-backs provide commonly used, but individually owned space for recreation

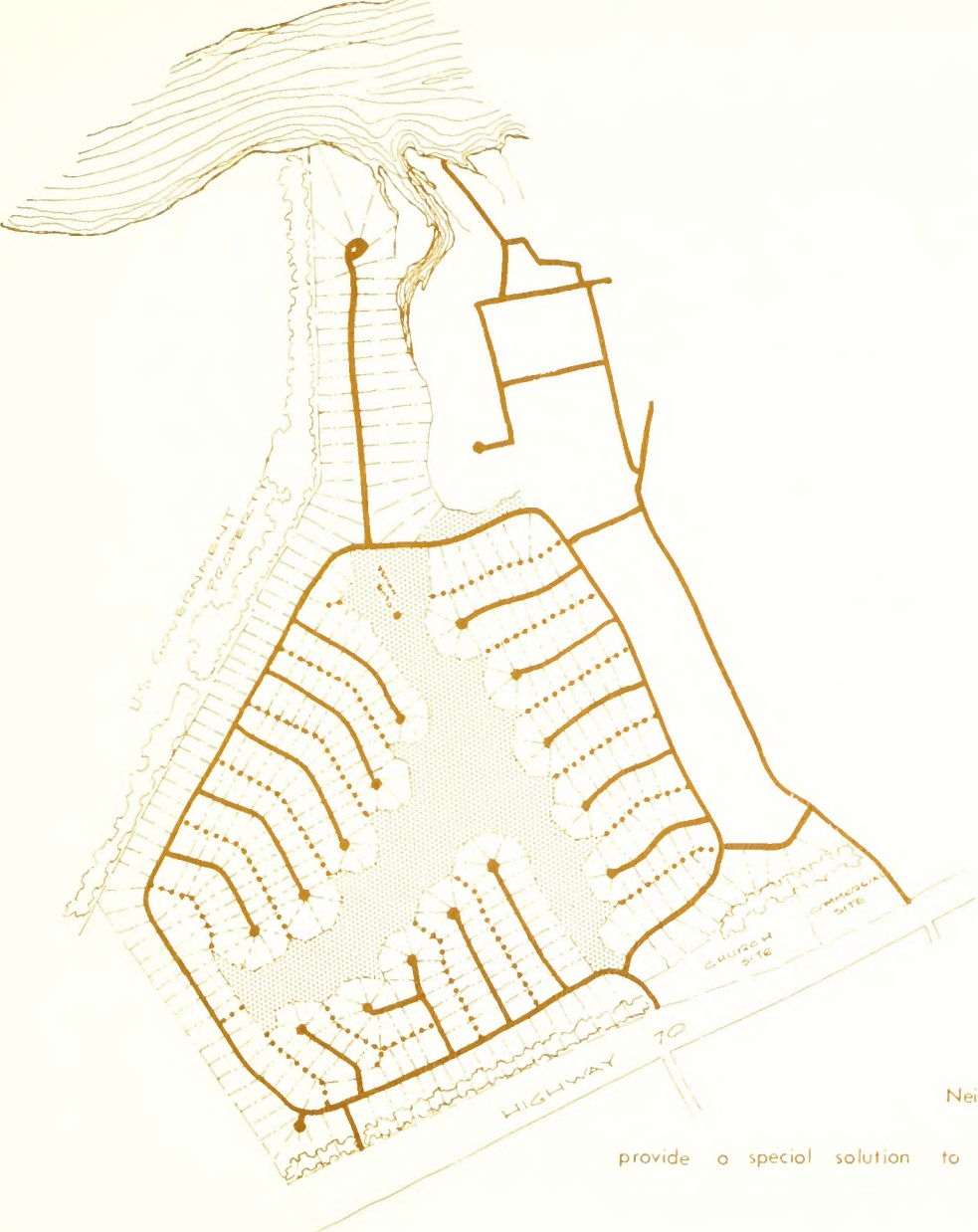


Back yard set-backs provide for the movement of people separate from the movement of cars

lots on which most people in Havelock live. However, in addition to the front-yard and side-yard set-backs normally observed, a space in the rear of each lot is kept clear--by deed restriction or easement--of both buildings and fences. The result is an open space at the rear of the house as large as the front yard where children can play with one another without being endangered by street traffic. In addition, one community park facility is shown in an area difficult to develop for housing. However, provision of a municipal facility at this location should be balanced by equal provisions in other sectors of the town.

In Havelock, the class of people likely to buy in a subdivision of this type will probably care for their yards

properly, the rear as well as the front. If, however, it is felt that some prospective homeowners would prefer that these large lots be maintained by hired labor, this can be accomplished to great advantage through the formation of a home-owner's association. Also through an association of this sort, club house facilities and swimming pools can be provided for the entire neighborhood to be used exclusively by residents of the neighborhood. Also by commitment to the association in the initial purchase of the home, standards of individual home maintenance and landscaping can be assured to everyone living there. The illustration opposite shows another section of Havelock as it could be developed with an inner, neighborhood-owned park facility for the exclusive use of its residents, maintained by annual service charges collected by a



Neighborhood-owned recreation facilities

provide a special solution to common needs for those who desire it

home-owners' association.

Provision of better and more interesting homesites for mobile homes.

In Havelock's most densely populated off-station housing development, Havelock Park, there are approximately three families per acre of land. In Havelock's most densely populated mobile home park there are in excess of seven times that number--twenty-two families per acre of land! Admittedly people who live in mobile homes normally do not have large families, but placement of twenty-two detached housing units on one acre of land leaves practically no yard area whatsoever for the use of occupants and very little privacy. The better parks in Havelock provide one acre of land for every seven to twelve mobile homes, the lower range of which is a pleasant atmosphere for living.

The illustration below shows how by abandonment of the customary placement of mobile homes in regimental file alongside a roadway a more pleasing living environment can be attained. The long, narrow mobile homes are used almost like walls to form outdoor courtyards. In this way the useless narrow spaces between trailers are eliminated and combined to produce outdoor areas of some significance. The overall effect appears far more spacious than it really is.



Provision of a greater variety of recreational facilities for servicemen.

Provision of recreational facilities for the Cherry Point enlisted personnel is not essential to the life of the citizens of Havelock. However, if this could be accomplished without disrupting the lives of people in Havelock, the economy of the town would receive an additional boost.

In particular there is an area just east of Highway 70 adjacent to the east prong of Slocum Creek which, if devoted to commercial amusement,

would cause little or no disturbance to the town residents. Recreational facilities which would very likely be successful in this area include: miniature golf, a beer garden, a skating rink, a dance hall and possibly a penny arcade. Once these were established it would not be difficult to expand the facility to include many minor types of commercial amusement.

The entertainment of servicemen need not be an endless strip of second-rate honky-tonks. Young men enjoy a variety of amusement when it is offered them. An amusement park in the heart of Havelock, if handled properly could be as unobtrusive as Copenhagen's Tivoli and yet as important to the lives of people. If such an area truly fulfills a need in the Cherry Point vicinity, no advertising will be necessary to make it a success.



Attraction of a college facility in the Havelock vicinity. A permanent college facility located in the Havelock area is truly feasible. The Jacksonville, Morehead City, New Bern area comprises a population in excess of 130,000. A point approximately nine miles west of Havelock is central to this region and only twenty-two miles from each of the three main urban centers. Family income in the area is on a par with the state as a whole. Of the one hundred counties in North Carolina, Craven, Carteret and Onslow counties rank in the upper 40% in income. The general educational attainment is also comparable with that of the state as a whole. Onslow county has a median of 11.6 school years completed by its population twenty-five years old or over. This median, the same as that of Mecklinburg County (Charlotte), is the highest in

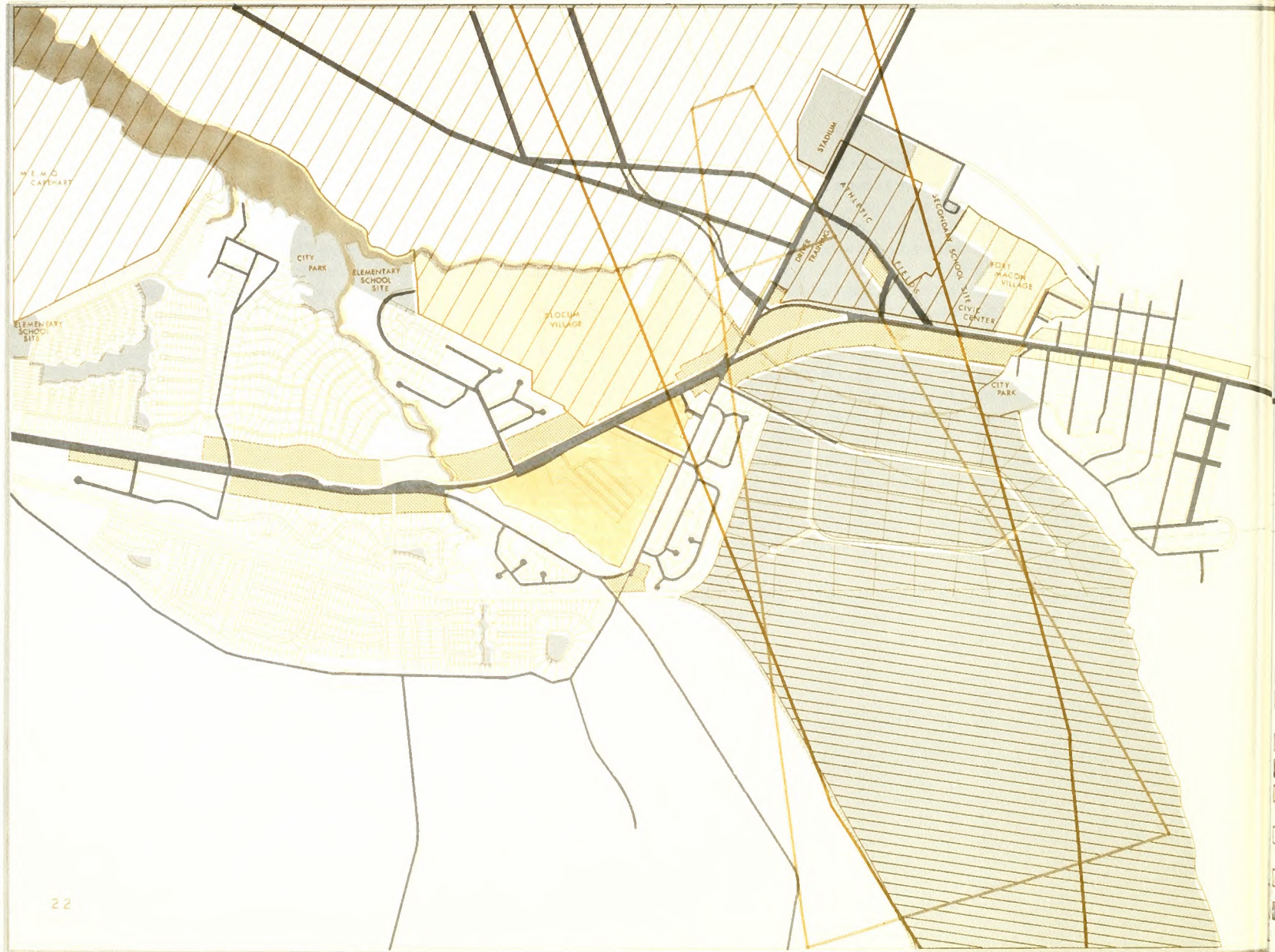
the state. Craven County and Carteret County have medians of 9.9 school years completed by this same segment of their populations, which is among the upper 10% of all counties in the state.

Four years ago there were in Craven, Carteret and Onslow counties approximately 10,000 teenagers in the 14 to 17 range. Today many of these young people are in college. Years from now the likelihood of continuing numbers of children coming of college age is very great. Onslow County has the highest proportion of families with children under six years old of all counties in the state (52.4% as compared to 31.6% for the state as a whole). Craven County (38.6%) is the third highest county in this category.

The deduction seems relatively clear. The area has a high enough

family income, a tendency toward higher educational attainment and a large proportion of children in its population. All of this leads to the conclusion that a higher educational facility in this region is needed. The federal government is interested in this aspect of educational development and will participate in 40% of the construction costs of public community colleges and public technical institutes. For other undergraduate

facilities the federal government will contribute up to one-third of the project cost. Perhaps the reason that Morehead City and Jacksonville have been unsuccessful in beginning construction of a college facility in their respective areas has been that each town was too provincial in its attitude. A facility which could service the entire Croatan Forest region would be far more likely to succeed.



HAVELOCK NORTH CAROLINA











TAKE-OFF-APPROACH ZONE

HIGH-DECIBEL ZONE



LAND USE PLAN

-  CENTRAL BUSINESS DISTRICT
-  HIGHWAY AND NEIGHBORHOOD COMMERCIAL, AND WHOLESALE BUSINESS
-  APARTMENTS
-  INDUSTRY AND AGRICULTURE
-  MIXED APARTMENTS AND HIGHWAY AND NEIGHBORHOOD BUSINESS
-  SINGLE FAMILY RESIDENTIAL AND AGRICULTURE
-  MARINE CDRP AND RELATED
-  SCHOOLS AND RECREATION

RECOMMENDED ACTION NEEDED TO ACHIEVE HAVELOCK'S GOALS

1. Form an Industrial Foundation to acquire land which upon availability of public water will be developed and offered for lease or sale at cost, with appropriate deed restrictions, to worthwhile industrial prospects.

2. Enact a zoning ordinance to insure the orderly arrangement of land uses within the town and the reservation of land for its most appropriate future use.

3. Write and enact a set of subdivision regulations, not to force conformity of new residential areas to preconceived notions, but to encourage new and better solutions to everyday needs.

4. Enact a mobile home ordinance to insure that this growing segment of the community will have decent accommodations and uncrowded, pleasant surroundings.

5. Organize a regional commission to look into the possibility of a community college or technical institute in the Croatan Forest area.

6. Distribute copies of this report to all local civic organizations.

7. Establish the Havelock Planning Board as an advisory committee charged with the responsibility of meeting with all individuals considering improvements to private property within the town to inform these people of the community plan and encourage them to utilize the design principles demonstrated in this report. If people are aware, prior to making plans of their own, of the community desire, most will wish to cooperate voluntarily.

8. Aid in establishing a County planning board in Craven County to assist in the guidance of development of the County, particularly that area of concern to Havelock immediately outside its town boundaries and outside its jurisdiction.

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